

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: June 14, 2013
OWNER: REDUS Florida Land, LLC
PETITIONER: The Ardent Companies
PROJECT: Venetian Isle
REQUEST: Planned Developments Rezoning
CASE NO.: PUD-13-63

GENERAL LOCATION: The property is generally located south of Dixie Avenue and east of Lake Street.

FUTURE LAND USE DESIGNATION:
Neighborhood Mixed Use, Medium Density

SURROUNDING FUTURE LAND USE DESIGNATION:

North -	Transitional
South -	Estate
East -	High Density
West -	Neighborhood Mixed Use, Intuitionl, General Commercial

PROPOSED FUTURE LAND USE DESIGNATION:
no change proposed

EXISTING ZONING DESIGNATION: PUD (expired)

SURROUNDING ZONING DESIGNATIONS:

North –	P (Public), C-2 (Community Commercial)
South -	R1-A Single Family Residential
East -	PUD (Planned Unit Development)
West -	C-2(Community Commercial, R-2 (Medium Density Residential), R-3 (High Density Residential)

PROPOSED ZONING DESIGNATION:
PUD

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE:

North -	Dabney Elementary & office uses
South -	Single family residential
East -	Multi family & office uses
West -	Medical offices, assisted living, undeveloped

PROPOSED LAND USE: Single family residential, assisted living, memory care, hotel, office and commercial uses